

# 2 Moon Street, Mount Eliza, Vic 3930

 Real Estate

## House For Sale

Saturday, 29 June 2024

2 Moon Street, Mount Eliza, Vic 3930

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1690 m2

Type: House



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Cass Salvato  
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**\$1,820,000 - \$2,000,000**

Expressions of Interest close Wednesday 24 July 12.00pm (unless Sold prior)Tranquilly positioned in an elevated cul-de-sac edging Mount Eliza Regional Park, this custom-designed four-bedroom-plus-study contemporary family home offers impressive indoor/outdoor living over three split levels complemented with lush, landscaped gardens, a 10-metre swimming pool and a studio/pool house.Oriented towards the bushland vista that extends towards Arthurs Seat, entry is via steps that lead to a broad front-facing entertaining deck with an undercover area. The generously proportioned interiors are resplendent with newly resurfaced polished hardwood flooring, while high, angled ceilings enhance the character-rich home's light-filled dimensions. Perfect for entertaining, or family gatherings, the central gourmet stone kitchen has a corner island bench/breakfast bar, a Westinghouse free-standing range cooker, and a dishwasher. Steps lead down to the lower-level living space with a wood-fire heater and French doors that open to the entertaining deck. The home is fitted with hydronic central heating throughout, including a heated towel rail to the recently fully renovated main bathroom with floor-to-ceiling tiling, a free-standing bath, walk-in shower, and stone vanity. There are two bedrooms with built-in robes on the upper split level, along with a living area/retreat, while the spacious main bedroom is zoned at the front of the home and has balcony access, a walk-in robe and stylish ensuite with walk-in shower. Another bedroom with built-in robes, a study (or 5th bedroom) and a laundry with external access complete the layout. There is a two-car under-house garage with a remote-operated door plus a stairway providing internal access. Set on a large 1690-square-metre\* block, there is an expansive front lawn and landscaped gardens including a Zen-inspired fishpond, the 10-metre long solar heated, salt chlorinated swimming pool, and the pool house studio with shower ensuite which would be ideal for teenager/guest accommodation or as a work from home space. Also includes a large-capacity rainwater tank, a parking-bay at the front for boat/caravan or trailer, and a separate entryway for the studio.This quiet, family-friendly location offers peaceful living immersed in the stunning natural environment with bushland views and birdsong ever-present, while just being a few minutes to Mount Eliza village and beaches, Main Street Mornington, and local schools including Peninsula Grammar, Toorak College, and Padua College.\*Approximate land size